

ORDINANCE BY

04-○-0929

IVORY LEE YOUNG JR.

**AN ORDINANCE ANTICIPATING AND APPROPRIATING \$368,889.00 IN PROGRAM INCOME FROM THE GEORGIA DOME COMMUNITY DEVELOPMENT/HOUSING TRUST FUND FOR THE PURPOSE OF FUNDING, CD-544, OWNER OCCUPIED REHABILITATION PROGRAM; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Community Development/ Housing Trust Fund was established in 1989 to support the rehabilitation of certain communities located adjacent to the Georgia Dome Stadium project; and

**WHEREAS**, Single and Multifamily Mortgage Revenue Bonds and Construction Loan Revenues Notes were issued by the Urban Residential Finance Authority (URFA) to promote the development of housing within the Trust Fund Program Area and make loans to qualified borrowers for such purposes; and

**WHEREAS**, URFA established a program income account with the Community/Housing Development Trust Fund into which repayments of loans were deposited; and

**WHEREAS**, the U.S. Department of Housing and Urban Development approved the receipt of non-Federal funds to be used to partially offset \$1,475,555.00 in disallowed program costs relating to the development of the Historic Westside Village Project; and

**WHEREAS**, URFA desires to deposit \$368,889.00 from the Program Income Account with the City to be used under the City's Owner Occupied Program to provide housing rehabilitation loans to senior and disabled citizens residing in the Trust Fund Program Area; and

**WHEREAS**, said funds will meet HUD's requirements to offset a portion of the disallowed costs under the Westside Village Project; and

**WHEREAS**, the Budget Commission of the City of Atlanta has recommended increasing estimated receipts in the 2004 (Community Development Fund) Budget by \$368,889.00.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:**

**Section 1:** That the 2004 CDBG Program be and is amended hereby in program element **Housing Rehabilitation** by adding the project "Owner Occupied Rehabilitation" and the amount "\$368,889.00".

**Section 2:** That the 2004 (Community Development Fund) Budget be and is amended hereby as follows:

**ADD TO ANTICIPATIONS**

1B01 Y46P0907A24A 2004 CDBG Program-Owner Occupied Rehabilitation, CD-544	
661002	Principal Repayments
	<u>\$ 368,889.00</u>

**ADD TO APPROPRIATIONS**

1B01 Y46P0907A24A 2004 CDBG Program-Owner Occupied Rehabilitation, CD-544	
72****	Other Operating Expenses
	<u>\$ 368,889.00</u>

**Section 3:** That the Mayor or her designee be and is authorized hereby to enter into a contractual agreement with the Urban Residential Finance Authority enabling the Department of Planning and Community Development, Bureau of Housing to implement the Owner Occupied Rehabilitation Program to provide housing rehabilitation loans to senior and disabled citizens residing in the Trust Fund Program Area using funds from the program income generated by the Georgia Dome Community Development/Housing Trust Fund.

**Section 4:** That the City Attorney be and is authorized hereby to prepare all appropriate contract agreements for execution by the Mayor, to be approved by the City Attorney as to form.

**Section 5:** That all ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

## **City of Atlanta Housing Rehabilitation Programs Presentation**

<b>City Programs Available:</b>	<b>HOME - OORP, SCOORP up to \$35, 0000</b> <b>CDBG - Emergency Repair up to \$20,000</b> <b>EZ - OORP SCOORP up to \$30,000</b>
<b>2003 results:</b>	<b>45 units rehabbed – HOME/CDBG</b> <b>6 units (13%) in Vine City &amp; English Avenue</b> <b>No units rehabbed - EZ Program in transition</b>
<b>2004 application underway</b>	<b>37 program CDBG/HOME/EZ Programs</b> <b>12 units (32%) Vine City &amp; English Avenue.</b>
<b>Overall Priorities</b>	<b>Assist 65+ &amp; able to live an independent lifestyle</b> <b>Addressing housing code violations up to \$45,000</b> <b>City will determine the units suitable for rehab</b> <b>Maximize # homeowners served</b>
<b>Application process</b>	<b>First-come-first-serve basis</b> <b>Take applications until funds are gone</b>
<b>Use of CDHTF funds</b>	<b>Amount requested - \$368,889</b> <b>Reinforce existing OORP SCOORP programs</b> <b>Will not replace or reduce the level of assistance.</b> <b>No City administrative cost charged</b>
<b>Units Rehabbed</b>	<b>8 or more households will be served</b> <b>Completed by August 1, 2004</b>
<b>Waiting List</b>	<b>12 unfunded elderly homeowners from SCOORP &amp; Referrals from local CDCs and Civic organizations</b>

## **City of Atlanta Housing Rehabilitation Programs Presentation**

The City of Atlanta, Bureau of Housing manages the City sponsored Owner Occupied Rehab Program (OORP) targeted to elderly and disabled low-income homeowners residing in the Community Development Impact Areas (CDIA). In 2003, under our standard code related rehabilitation programs, a total of 45 residential units were rehabilitated by the City through the various deferred loan, rehabilitation programs, of which a total of 6 units (13%) were located in the Vine City and English Avenue neighborhoods.

The City also manages the Senior Citizen Owner Occupied Rehab Program (SCOORP) and Owner Occupied Rehab Program (OORP) programs providing assistance to property owners residing within the Empowerment Zone (EZ). The EZ program was in transition to the Renewal Community designation, and no units were completed in 2003.

The City is currently processing applications for consideration under the various 2004 CDBG/HOME/EZ funded SCOORP and OORP deferred loan programs. To date, 37 program applications are in process of which 12 or 32% are located in the Council District 3, Vine City and English Avenue areas.

The City's highest priority is to assist those individuals who have attained 65 years of age and are able to live an independent lifestyle by addressing housing code violations. The need far exceeds the availability of funds, so each year the bureau opens the OORP application process on a first-come-first-serve basis, taking applications until funds are no longer available.

The City of Atlanta and Atlanta Development Authority seek to use Community Development/Housing Trust Funds (CDHTF) in the amount of \$368,889 to reinforce existing owner occupied rehabilitation programs sponsored by the City. In no way will the CDHTF funds be used to replace or reduce the level of assistance provided to Vine City and English Avenue residents.

The CDHTF program will address housing code violations up to the program \$45,000 limits. Discretion on the part of the City will be used to determine the units suitable for rehabilitation in order to maximize the number of homeowners served. It is projected that eight (8) or more households will be served under this program. It is anticipated that all units will be completed August 1, 2004. Since the City will use existing staff to implement the program, no administrative cost will be charged to the program.

Lastly, 12 elderly homeowners remain on the previously EZ established SCOORP waiting list will but unserved due to lack of funds. It is proposed that these homeowners as well as referrals from the local CDCs and Civic organizations be the source of the homeowners assisted under the CDHFT program.

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GEORGIA DOME COMMUNITY  
DEVELOPMENT?HOUSING TRUST  
FUND FOR THE PURPOSE OF  
FUNDING, CD-544, OWNER OCCUPIED  
REHABILITATION PROGRAM: AND  
FOR OTHER PURPOSES.

- IN PERSONAL MANNER REFER*
- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER

Date Referred

05/17/04

Referred To:

CD/HK

## First Reading

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

## COUNCIL ACTION

☐ 2nd☐ 1st & 2nd☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

## CERTIFIED

MAYOR'S ACTION